

# **A G E N D A**

## **RYE CITY PLANNING COMMISSION**

**January 14, 2003**

**8:00 PM**

Held in the City Council Hearing Room of the Rye City Hall

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### **I. ANNUAL ORGANIZATIONAL MEETING**

#### **1. Election of Officers**

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#### **2. Other Organizational Business**

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### **II. HEARINGS**

#### **1. Barber (Philips Lane)**

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*Required Approval(s):* Wetland Permit(WP#108)

*Location:* 8 Philips Lane, Sheet 153.11, Block 2, Lot(s) 30

*Project Description:* Demolition of an existing single family residence and the construction of a new single family residence

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#### **2. Restaurant Zemak L.L.C.**

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*Required Approval(s):* Final Site Plan SP#267

*Location:* 56-60 Purchase St., Sheet 146.07, Block 3 , Lot(s) 14

*Project Description:* Conversion of Vacant Retail Store to Restaurant

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#### **3. 95 Wappanocca**

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*Required Approval(s):* Wetland Permit (WP#121)

*Location:* 95 Wappanocca Ave., Sheet 139.19, Block 2, Lot 8

*Project Description:* Addition to Single-Family Residence within 100-foot wetland buffer.

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### **III. ITEMS PENDING ACTION**

#### **1. Barber (Philips Lane)**

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*See Description Above*

#### **2. Restaurant Zemak**

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*See Description Above*

#### **3. 95 Wappanocca**

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*See Description Above*

### **4. Walker Subdivision**

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*Required Approval(s):* Subdivision, LWRP Coastal Consistency (SUB#272) and Wetland Permit (WP#119)

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*Location:* 179 Forest Ave., Sheet 146.12, Block 02, Lot(s) 39

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*Project Description:* Subdivision of property into two lots and construction of driveway in wetland buffer or, in the alternative, three-lot subdivision with no wetland buffer disturbance.

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### **5. Presentation by Westchester County**

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*Project Title:* Tidal Wetland Project (Contract No. 02-215) (WP#120)

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*Location:* Rye Golf Club, Milton Harbor

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*Project Description:* Tidal Wetland Management

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### **6. Review of House Scale Report**

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*Description:* Preliminary Recommendations to Address House Scale Concerns, A report of the House Scale Sub-Committee to the Full Committee, January 2003

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### **7. Minutes**